



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

May 1, Item #3 / June 5, Item #10

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

FOR OFFICE USE ONLY:

File #: 1272-LB-17

Date Received: 4.17.17

Street Address of Proposed Application: 289 South Main St.

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: _____ Surcharge Fee: _____ Affidavit Fee: _____

Applicant's Interest in Property: Town owns + operates golf course, leases restaurant operations to Angelo Chirico/Rockledge Restaurant

Brief Description of Proposed Activity: TPZ look-back review of conditions for SUP 1272 (outdoor dining + snack shack, mobile refreshments)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Town of West Hartford
Record Owner's Name

50 South Main Street
Street

West Hartford CT 06107
City State Zip

860-561-7510
Telephone #

Town of West Hartford - Rockledge Restaurant
Applicant's Name

289 South Main Street
Street

West Hartford CT 06107
City State Zip

860-561-7510
Telephone #

Contact Person:

Helen Rubino-Turco, Director
Name

50 South Main Street
Street

West Hartford CT 06107
City State Zip

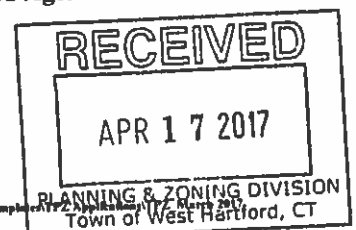
860-561-7510
Telephone #

Lecture Services
Director

helenrte@westhartfordct.gov
Email Address

Helen Rubino-Turco
Applicant's Signature

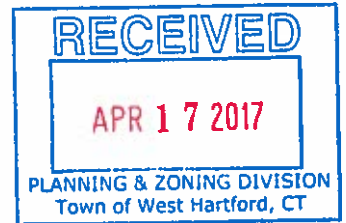
[Signature]
Signature of Owner/Authorized Agent





April 17, 2017

Plan and Zoning Commission
Town of West Hartford
50 South Main Street
West Hartford, CT 06107



RE: **Look-Back for Special Use Permit (Outdoor Dining) #1272 at Rockledge Golf Course,**
289 South Main Street, West Hartford, CT, Property ID #5095 1 289 0001

Outdoor dining/sale of alcohol from Existing Deck, Existing Snack Shack, and New Mobile
Beverage Cart (SUP #1272 June 2015; look-back May 2017)

Honorable Commissioners:

Over the past few years, Rockledge Golf Course has been the subject of several applications, including an ordinance change and a Special Use Permit to allow for the sale of beer and mixed drinks from a mobile refreshment cart. This SUP was approved on June 1, 2015, on condition that the permit be subject to a look-back in May, 2017. No issues have been reported, and the operations are running smoothly. The Town of West Hartford respectfully requests that you affirm the special use permit without reservation.

Background to SUP #1272

To refresh your memory, the Rockledge Clubhouse Building has one of the best views in town and free parking. Built in 1995, the facility houses the restaurant (Rockledge Restaurant/Angelo's On Main) on the upper floor, and the Pro-shop, men's locker room and women's locker room on the lower level. Its deck overlooks the golf course to the west, and the snack shack is nestled midway down the course.

It has become common and expected for golf courses to offer their patrons the opportunity to purchase beer or cocktails from snack bars or mobile carts. Numerous patrons and potential golf tournament schedulers desired this option. In order to stay competitive in the regional market, Rockledge Golf Club requested permission to sell beer (cans only) and pre-mixed cocktails at the golf course from the snack shack and a refreshment cart.

On March 24, 2015, the Town Council approved changes to a Town ordinance to allow for the sale of alcohol at golf courses, including from a snack bar and "any location on said golf course where food and/or beverages are served," which allowed for a mobile beverage cart (pursuant to sections 177-37.2 and 177-42A of the West Hartford Code of Ordinances).

Following that ordinance change, the Plan and Zoning Commission approved SUP 1272 on June 1, 2015 to allow for outdoor dining – not just from the existing deck attached to the Rockledge Restaurant within the exiting clubhouse building, but also from the existing snack shack and a new mobile refreshment cart. The restaurant vendor secured the necessary permits, and alcohol sales from these locations began in the summer of 2015. The Town of West Hartford's Department of Leisure Services is required to appear now for a look-back to report on compliance with the conditions placed by the TPZ upon its approval on June 1, 2015.

TOWN OF WEST HARTFORD
Department of Leisure Services

50 South Main Street | West Hartford, CT 06107
T: 860.561.7510 | F: 860.561.7519
www.westhartfordct.gov

Look-Back for SUP #1272

The sale of beer (cans) and mixed drinks from the deck (56 seats), the snack shack and a mobile beverage cart was launched in the summer of 2015 and for the rest of the 2015 golfing season, and continued through the entire 2016 golfing season with modest success. The golf professional Rich Crowe reported an uptick in interest from potential tournaments, which we hope to see materialize in the upcoming golfing season. Patrons have availed themselves to refreshments at the restaurant, deck, snack shack and beer cart, and we expect modest revenue increases will continue to be seen in the coming season.

The operations have been carried out as stated in our original application. No complaints have been received by the Department of Leisure Services or the Town Planner's office. Efforts have been taken to operate this privilege with dutiful attention. The level of service at the Snack Shack continues and has been enhanced by the service of alcoholic beverages. Many patrons have continued to use the Snack Shack as they did before: they purchase food and beverages and enjoy them at one of the two picnic tables, or carry them as they continue along the golf course. No glass is used at the Snack Shack. Beverages are served to patrons in cans and plastic cups. Recycling bins have been placed throughout the golf course and at the snack shack for proper disposal of cans, cups and other litter associated with food and beverage service. The golf course superintendent, Al Adaskaveg, reports proper compliance with disposal of trash and responsible recycling habits.

The refreshment cart, as with the Snack Shack, only offers cans or plastic bottles to customers. Beer and pre-mixed alcoholic beverages are provided from this cart depending upon the time of day and/or the event being served.

Rockledge has been a valued and well-attended Town facility for decades and SUP #1272 helps ensure that it remains so into the future. Overall, play at Rockledge and at other golf courses nationwide has trended downwards in the past decade. We hope that the continued availability of alcoholic beverages on the course will encourage additional play, and will help Rockledge to sustain itself financially, thus bucking some portion of that national trend.

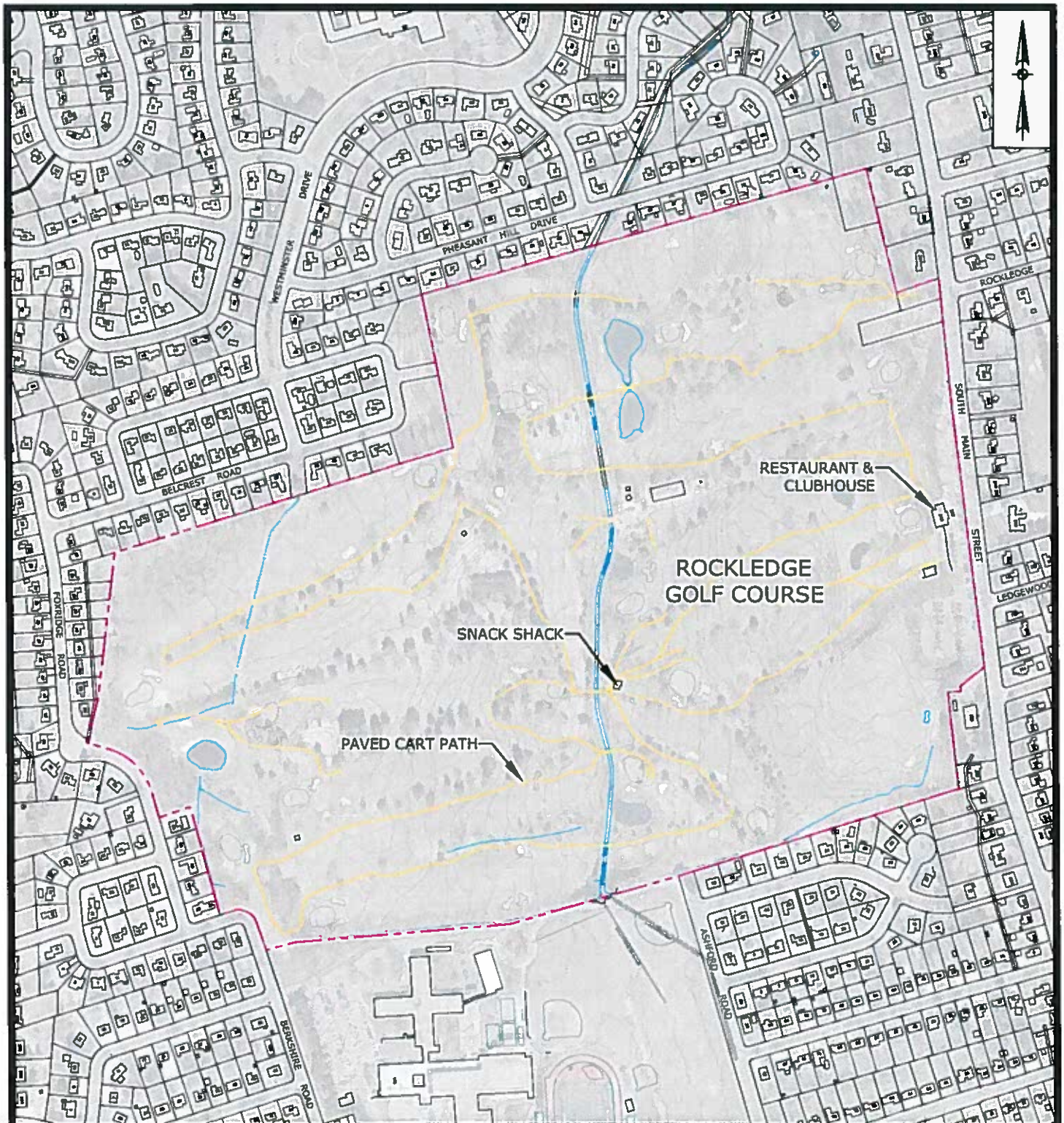
The Town thanks you for your consideration of the information provided in this Look-Back, and we look forward to discussing it further with you during your public hearing.

Sincerely,



Helen Rubino-Turco
Director of Human & Leisure Services

cc: Ronald Van Winkle, Town Manager



TOWN OF WEST HARTFORD

DIVISION OF ENGINEERING

ROCKLEDGE GOLF COURSE

289 SOUTH MAIN STREET

SCALE:	1"=500'	DESIGNER:	GMS	DATE:	MAY 2015
OVERALL SITE PLAN				EXHIBIT	1

Rockledge Restaurant | 289 South Main Street, West Hartford, Connecticut



View of Clubhouse with deck from golf course



View of Restaurant Deck with awning



View of Restaurant Deck



Two views of the snack shack and 2 picnic tables on paved patio.



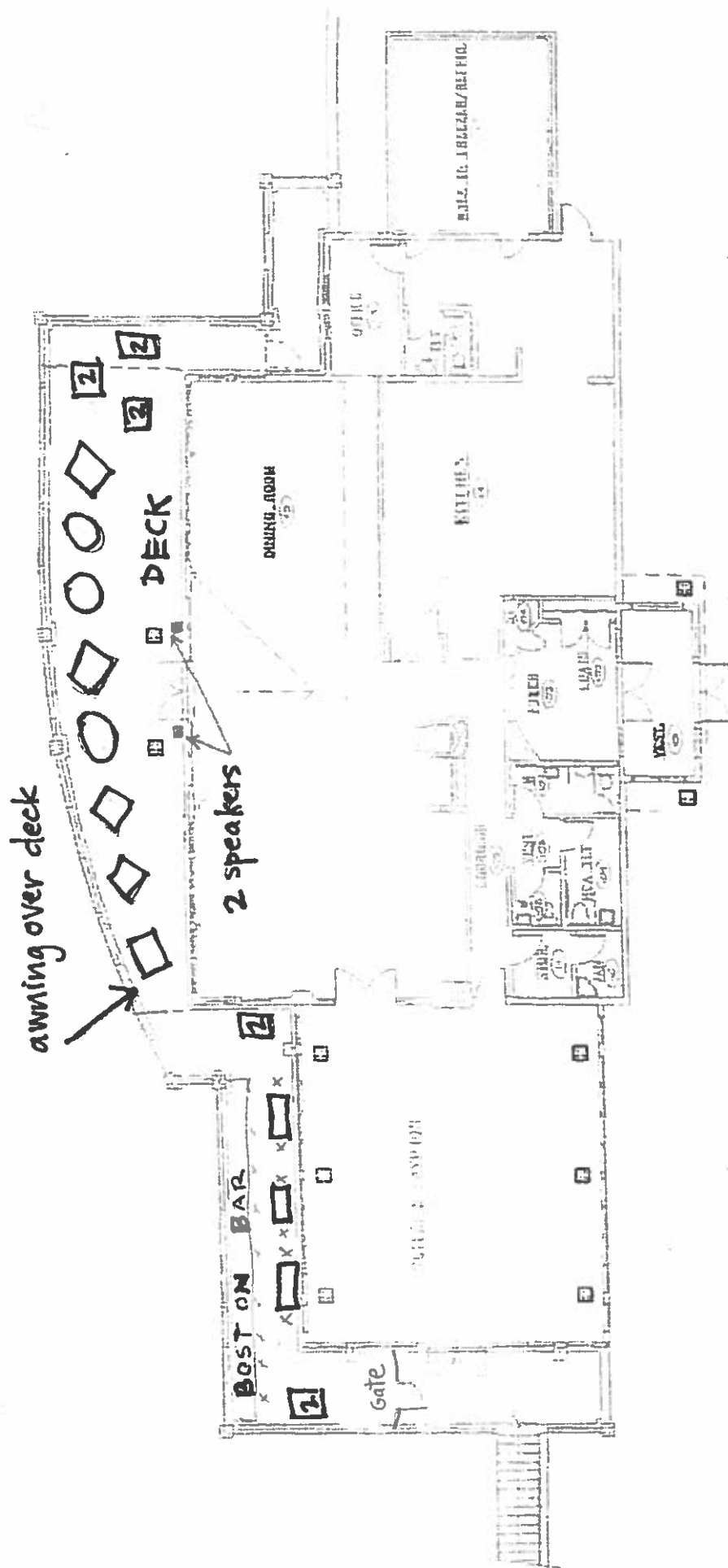
Built in, high top deck table

ROCKLEDGE RESTAURANT – DECK SEATING 289 SOUTH MAIN STREET, WEST HARTFORD

Deck Seating

8 tables w/ 4 chairs each = 32 seats
8 tables w/ 2 chairs each = 16 seats
8 stool chairs at Boston Bar = 8 seats

Total Seating 56 seats



**TOWN PLAN AND ZONING
COMMISSION**

June 3, 2015

Helen Rubino-Turco
Director of Leisure Services
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 289 South Main Street – SUP #1272

Dear Ms. Rubino-Turco:

At its regular meeting of Monday, June 1, 2015, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

289 South Main Street – Application (SUP #1272) of the Town of West Hartford & Angelo Chirico/Rockledge Restaurant Inc. dba Angelo's On Main-Rockledge (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to allow Rockledge Restaurant to provide outdoor dining from the existing outdoor deck, existing snack shack and proposed mobile refreshment cart throughout the course, including the sales of beer (cans) and pre-mixed cocktails. (Submitted for TPZ receipt on May 4, 2015. Required public hearing scheduled for June 1, 2015.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Seder; Second/O'Donnell)(Gillete seated for Prestage)(O'Donnell seated for Freeman) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of and 177.37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by May 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
4. Plans will reflect the number of outdoor dining seats at fifty-six (56) seats.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

5. The applicant shall comply with the operational statement submitted as part of the application. The operational statement shall be stripped onto the final plan.

6. This letter of approval shall be stripped onto the final plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is June 19, 2015.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Sincerely,

A handwritten signature in cursive script, reading "Michele Maresca", followed by a small "cc" mark.

Michele Maresca
Acting Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Tim Mikloiche, Supervisor of Inspections
Subject TPZ File

File:U:\SharedDoc\TPZ\decision letter /SouthMainSt289_SUP#1272_June15

Forwarded on 5.23.17 to: H. Rubino-Turco
C. Doran
T. Dumas

Brittany Bermingham

From: Mike Sinsigalli
Sent: Tuesday, May 23, 2017 9:23 AM
To: Brittany Bermingham
Subject: Special Use Permit, Rockledge, 289 South Main St

Please be advised that review of the above noted site plan disclosed no areas of concern with fire apparatus accessibility or fireground operations.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)

Forwarded on 5.1.17 to: H. Rubino-Turco
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Monday, May 01, 2017 12:32 PM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Eberly
Subject: 289 South Main, SUP #1272 - File #1272 -LB-17 (look-back - outdoor dining- @ Rockledge Restaurant)

Cathy,

Our records have been reviewed and we have not had any issues with outdoor dining/sale of alcohol from the existing deck, snack bar or the mobile beverage cart. This review covered the time from the initial approval going back to June 1, 2015. Recycling bins have been placed throughout the golf course and litter doesn't appear to be a problem.

Bob Proctor, RS
West Hartford Bloomfield Health District
5-1-17

Forwarded on 4.28.17 to: H. Rubio - Turco
T. Dumas
C. Dorau

Brittany Bermingham

From: Brian Pudlik
Sent: Thursday, April 27, 2017 2:26 PM
To: Brittany Bermingham
Cc: Catherine Dorau; Todd Dumais
Subject: RE: SUP Staff Review Requested

All,

Please be advised that I have no concerns regarding the Special Use Permit applications that are pending before the Town Plan and Zoning Commission. As it relates to the "look back" for Rockledge golf course, we have not received any complaints regarding the use of the drink cart.

Please let me know if any additional information is required.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Friday, April 21, 2017 1:53 PM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: SUP Staff Review Requested

Hi Brian,

Five (5) Special Use Permit applications were submitted to Town Planning and Zoning that we are requesting zoning review. They will be scheduled for public hearing next month:

- 23 Lasalle Road, SUP #1304
- 43 Lasalle Road, SUP #1305
- 207 Bloomfield, SUP #1306
- 2600 Albany Avenue, SUP #1308
- 289 South Main, SUP #1272-LB-17

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham
Planning Technician

Brittany Bermingham

From: Tracey Gove
Sent: Monday, April 24, 2017 9:43 AM
To: Brittany Bermingham; Bob Proctor; Aimee Eberly; Mike Sinsigalli
Cc: Todd Dumais; Catherine Dorau
Subject: RE: SUP Staff Review Requested- Email 2 of 2

The police department has no concerns with the three applications.

From: Brittany Bermingham
Sent: Friday, April 21, 2017 1:45 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP Staff Review Requested- Email 2 of 2

Hello,

Three (3) additional Special Use Permit applications were submitted to Town Planning and Zoning and will be scheduled for public hearing next month.

- 61 Raymond, SUP #1307
- 2600 Albany Ave, SUP #1308
- 289 South Main Street, SUP #1272 LB-17

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov